



Arlington Zoning Board of Appeals

Date: Tuesday, February 9, 2021

Time: 7:30 PM

Location: Conducted by remote participation

Additional Details:

Agenda Items

Administrative Items

1. Remote Participation Details

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

The Legal Department is inviting you to a scheduled Zoom meeting.

Topic: Zoning Board of Appeals, Meeting/Hearing

Time: February 9, 2021, 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://town-arlington-ma-us.zoom.us/j/97884418033>

Meeting ID: 978 8441 8033

One tap mobile

+16468769923,,97884418033# US (New York)

+13017158592,,97884418033# US (Washington DC)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

Meeting ID: 978 8441 8033

Find your local number: <https://town-arlington-ma-us.zoom.us/u/abmvg66Ddc>

Hearings

2. **Docket # 3648: 36 Surry Road**
3. **Docket # 3649: 123 Westminster Avenue**

Meeting Adjourn



Town of Arlington, Massachusetts

Remote Participation Details

Summary:

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

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Town of Arlington, Massachusetts

Docket # 3648: 36 Surry Road

ATTACHMENTS:

Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	ZBA_Package__36_Surry_Road.pdf	ZBA Package, 36 Surry Road



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Akarsh Sheilendranath** of Arlington, Massachusetts on January 15, 2021 a petition seeking permission to alter his property located at **36 Surry Road - Block Plan 170.0-0004-0004.0** Said petition would require a Special Permit under **Section 8.1.3 (B) (Nonconforming Single-Family or Two-Family Dwellings)** of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening February 23, 2021, at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

DOCKET NO 3648

Zoning Board of Appeals
Christian Klein, RA, Chair

For information contact: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of AKARSH SHEILENDRANATH

to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

5.4.2(A) LOT AREA

5.4.2(A) LOT FRONTAGE

5.4.2(A) FRONT YARD DEPTH

5.4.2(A) USABLE OPEN SPACE

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at

36 SURRY RD with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

THE PROPOSAL DOES NOT ADVERSELY AFFECT THE USE OR CHARACATER

OF THE DISTRICT

E-Mail: AKARSHNAIDU@GMAIL.COM Signed: Akash S Date: 01/15/2021
Telephone: 860-999-4144 Address: 36 SURRY RD, ARLINGTON MA 02476

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

5.4.3 USE REGULATIONS FOR RESIDENTIAL DISTRICT

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

THE PROPOSAL IS AN ORDERLY, RESPONSIBLE DEVELOPMENT OF
AN EXISTING SINGLE-FAMILY RESIDENCE.

C). Explain why the *requested use will not create undue traffic congestion; or unduly impair pedestrian safety.*

NOT CHANGING EXISTING DRIVEWAY OR PARKING ACCOMMODATIONS.

D). Explain why the *requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

NOT INCREASING THE AMOUNT OF IMPERMEABLE SURFACE AREA ON THE LOT.

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

NA

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

NO CHANGE IN USE

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

ALL ITEMS REQUESTING RELIEVE ARE EXISTING NON-CONFORMING CONDITIONS.

THE PROPOSED ADDITION WILL NOT EXCEED THE MAXIMUM ALLOWABLE

+750SF OR 50% OF BUILDING AREA.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For Applications to the Zoning Board of Appeals

1. Property Location: 36 SURRY RD Zoning District: R1

2. Present Use/Occupancy: RESIDENTIAL No. of dwelling units 1

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2312 Sq. Ft.

4. Proposed Use/Occupancy: RESIDENTIAL No. of dwelling units 1

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):
2830 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	3,328	3,328.00	min. 6,000
7. Frontage (Ft.)	59	59	min. 60
8. Floor area ratio	0.69	0.85	max.
9. Lot Coverage (%)	28.00%	32.00%	max 35.00%
10. Lot Area per Dwelling Unit (Sq. Ft.)	3,328	3,328	min.
11. Front Yard Depth (Ft.)	12	12	min. 25
12. Left Side Yard Depth (Ft.)	21	10	min. 10
13. Right Side Yard Depth (Ft.)	10	10	min. 10
14. Rear Yard Depth (Ft.)	11	12	min. 11
15. Height (Stories)	2	2	max. 3
16. Height (Ft.)	27.0	32.0	max. 35.0
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	924.00	924.00	
17A. Landscaped Open Space (% of GFA)	28.00%	28.00%	min. 10.00%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.	0.00	0.00	
18A. Usable Open Space (% of GFA)	0.00%	0.00%	min. 30.00%
19. Number of Parking Spaces	1	1	min. 1
20. Parking area setbacks (if applicable)	25	25	min.
21. Number of Loading Spaces (if applicable)			min.
22. Type of construction	5A	5A	N/A
23. Slope of proposed roof(s) (in. per ft.)	3:12	2:12	min.

TOWN OF ARLINGTON
 Open Space / Gross Floor Area Information
 For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 36 SURRY RD

Zoning District: R1

OPEN SPACE*	EXISTING	PROPOSED
Total lot area	<u>3328</u>	<u>3328</u>
Open Space, Usable	<u>0.00</u>	<u>0.00</u>
Open Space, Landscaped	<u>924.00</u>	<u>924.00</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA) †

Accessory Building	<u>152</u>	<u>0</u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>640</u>	<u>914</u>
1 st Floor	<u>650</u>	<u>924</u>
2 nd Floor	<u>718</u>	<u>992</u>
3 rd Floor	<u>0</u>	<u>0</u>
4 th Floor	<u>0</u>	<u>0</u>
5 th Floor	<u>0</u>	<u>0</u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>0</u>	<u>0</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>150</u>	<u>0</u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
Total Gross Floor Area (GFA)	<u>2312</u>	<u>2830</u>

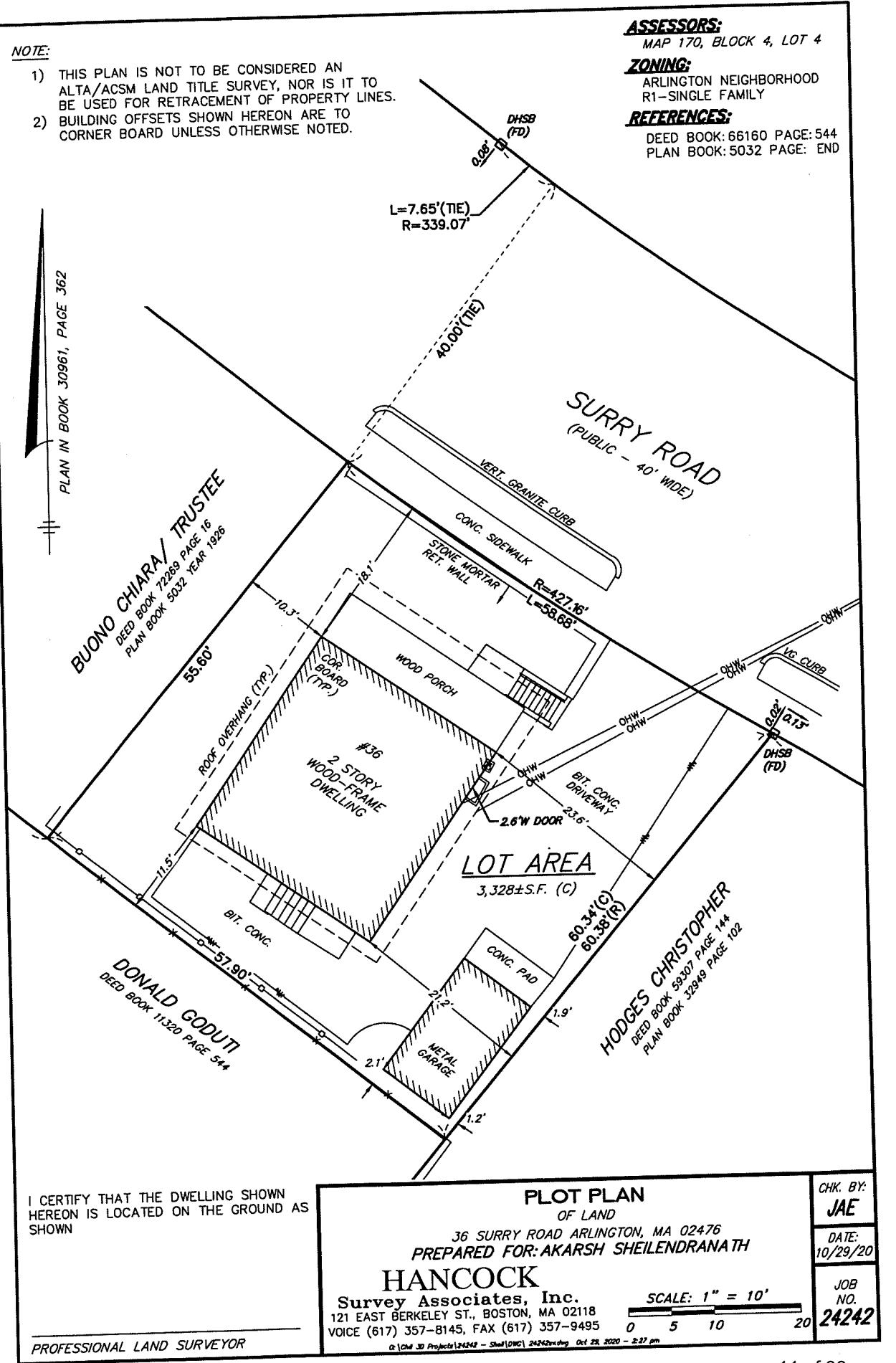
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

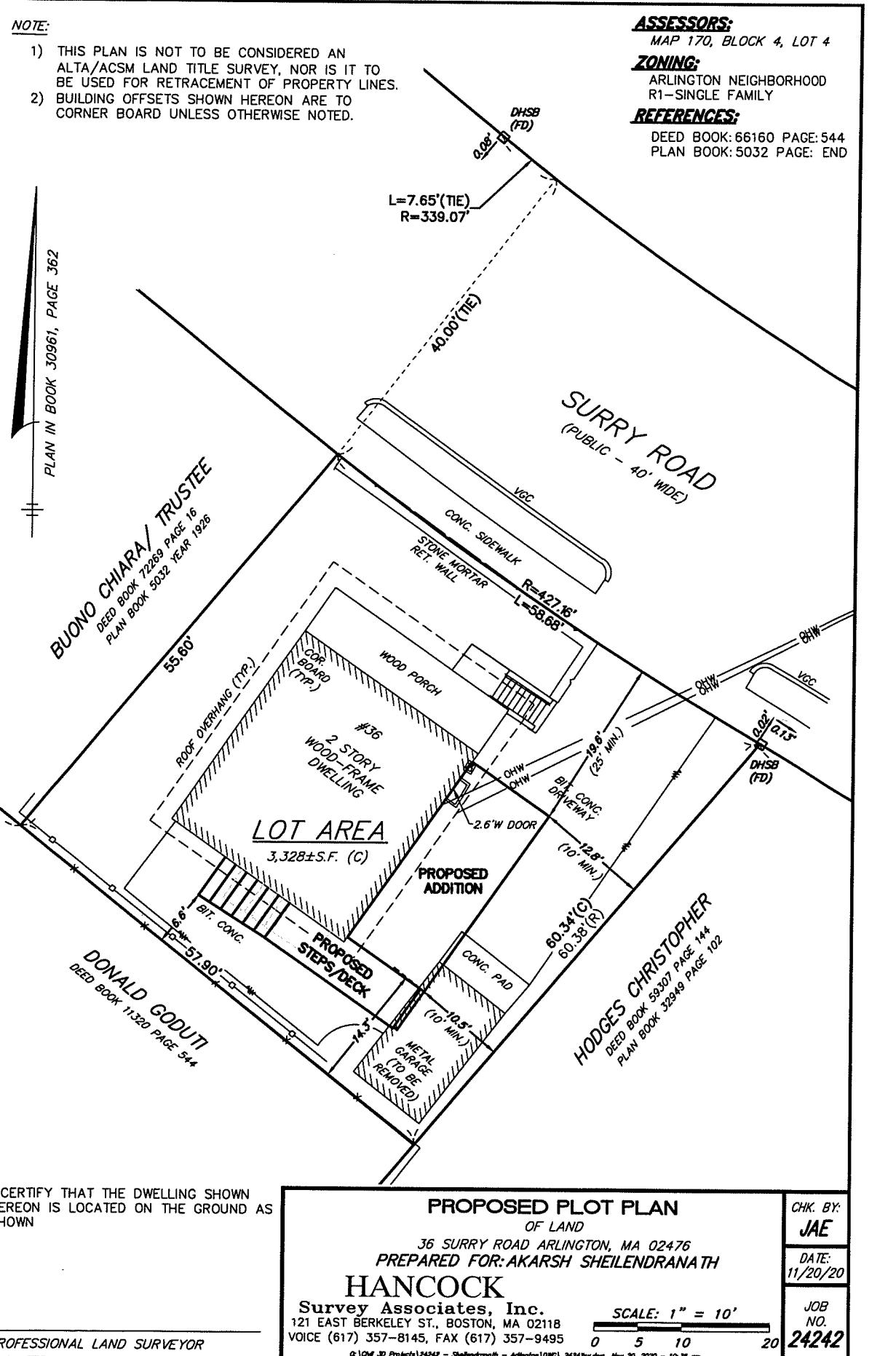
REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	<u>924.00</u>	<u>924.00</u>
Landscaped Open Space (% of GFA)	<u>28.00%</u>	<u>28.00%</u>
Usable Open Space (Sq. Ft.)	<u>0.00</u>	<u>0.00</u>
Usable Open Space (% of GFA)	<u>0.00%</u>	<u>0.00%</u>

This worksheet applies to plans dated 11/19/2020 designed by I-KANDA ARCHITECTS

Reviewed with Building Inspector: _____ Date: _____





HALF SCALE

BUILDING CODE	
INTERNATIONAL BUILDING CODE 2015 (IRC)	
MASS AMENDMENTS TO THE IRC 9TH EDITION	
INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)	
MASS AMENDMENTS 780 CMR 115-AA STRETCH CODE PRESCRIPTIVE METHOD	
MASS FIRE CODE BASED ON NFPA 1, 2015 EDITION W/ MASS AMENDMENTS	
MASS ELECTRICAL CODE BASED ON NFPA 70, 2017 EDITION W/ MASS AMENDMENTS	
ZONING INFORMATION	
PARCEL ADDRESS:	36 SURRY RD
PARCEL ID:	170-4-4
PROPERTY TYPE:	SINGLE-FAMILY
CLASSIFICATION CODE:	R1
ZONING DISTRICT:	ARLINGTON NEIGHBORHOOD
SUBDISTRICT TYPE:	-
OVERLAYS:	-
MAP NO.:	170, BLOCK 4, LOT 4
CONSTRUCTION TYPE:	SA
USE GROUP:	R-3
BUILDING AREAS	
LOT AREA:	3,328 SQFT
FAR:	-
PERMITTED FLOOR AREA:	+750 SF OR 50% BUILDING AREA SQFT
EXISTING FLOOR AREAS:	
BASEMENT FINISHED	0 SQFT
FIRST FLOOR	650 SQFT
SECOND FLOOR	718 SQFT
TOTAL EXISTING FLOOR AREA:	1,368 SQFT
PROPOSED FLOOR AREAS:	
BASEMENT FINISHED	0 SQFT
FIRST FLOOR	924 SQFT
SECOND FLOOR (NO CHANGE)	910 SQFT
TOTAL PROPOSED FLOOR AREA:	1,834 SQFT

PROJECT DESCRIPTION	
PROPOSAL FOR A 2-STORY ADDITION ONTO THE EAST SIDE OF EXISTING DWELLING. DEMO EXISTING GARAGE.	
TOTAL SQUARE FOOTAGE OF ADDITION IS APPROX 466 SF.	

DIMENSIONAL REGULATIONS ARLINGTON NEIGHBORHOOD				
	REQUIRED	EXISTING	PROPOSED	RELIEF REQ'D
LOT AREA (SF) MIN.	6,000	3,328	NO CHANGE	E.N.C. *
LOT AREA PER UNIT (SF) MIN.	-	-	-	-
LOT FRONTAGE (FEET) MIN.	60	58.68	NO CHANGE	E.N.C.
BUILDING HEIGHT (STORIES) MAX.	2.5	2	2	N
BUILDING HEIGHT (FEET) MAX.	35	27	32	N
FRONT YARD DEPTH (EXISTING FT) MIN.	25.0	12.3	12.3	E.N.C.
SIDE YARD WIDTH (FT) MIN.	10.0	10.3	10.2	N
REAR YARD DEPTH (EXISTING FT) MIN.	11.2	11.5	11.5	N
LANDSCAPED OPEN SPACE (%) MIN.	10 %	28 %	28 %	N
USABLE OPEN SPACE (%) MIN.	30 %	0 %	0 %	E.N.C.
LOT COVERAGE (%) MAX.	35 %	28 %	32 %	N
PARKING SPACE (8.5' X 18' MIN.)	1	1	1	N **

* E.N.C. = EXISTING NON-CONFORMING

** NOT CHANGING EXISTING DRIVEWAY

ENERGY CODE COMPLIANCE FOR MASSACHUSETTS 5A			
	REQUIRED	PROPOSED	DRAWING REF.
FENESTRATION U-FACTOR =	0.32	0.32	-
SKYLIGHT U-FACTOR =	0.55	0.55	-
CEILING R-VALUE =	49	49	-
WOOD FRAME WALL R-VALUE =	20 or 13+5	20	-
MASS WALL R-VALUE =	13/17	NA	-
FLOOR R-VALUE =	30	30	-
BASEMENT WALL R-VALUE =	15/19	19 CAVITY	-
SLAB R-VALUE & DEPTH =	10, 2 FT	10, 2 FT	-
CRAWL SPACE R-VALUE =	15/19	19 CAVITY	-



DRAWING LIST			
REV.	2020.11.19	PERMIT SET	
TITLE	A0.00	TITLE PAGE	00
	A0.01	SCHEDULE - WINDOW & DOOR	00
SITE PLAN	A1.00	SITE PLAN - EXISTING	00
	A1.01	SITE PLAN - PROPOSED	00
PLANS (EXISTING)	A2.00	EXISTING PLAN - BASEMENT	00
	A2.01	EXISTING PLAN - 1ST FLOOR	00
	A2.02	EXISTING PLAN - 2ND FLOOR	00
PLANS (NEW)	A3.00	PROPOSED PLAN - BASEMENT	00
	A3.01	PROPOSED PLAN - 1ST FLOOR	00
	A3.02	PROPOSED PLAN - 2ND FLOOR	00
EXTR. ELEVS	A5.00	EXT. ELEV. - EXISTING	00
	A5.01	EXT. ELEV. - PROPOSED	00

GENERAL NOTES:	<p>1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.</p>	
PROJECT NAME/OWNER'S NAME:	AKARSH & SANDHYA SHEILENDRANATH 36 Surry Rd, MA 02476	
email:	akarshnaidu@gmail.com	
cell:	860-999-4114	
ARCHITECT:	<p>I-KANDA ARCHITECTS, LLC Isamu Kanda, Principal</p> <p>50 Terminal St Bldg 2, Unit#429 Charlestown, MA 02129</p> <p>email: info@i-kanda.com cell: 646-228-1040</p>	
STRUCTURAL ENGINEER:		
GENERAL CONTRACTOR:		
date:	11.19.20	00
Drawing Title:	TITLE PAGE	
dwg no.	A0.00	

WINDOW & DOOR SCHEDULE

DATE: 2020.11.19

REV: FOR PRICING

WINDOWS																			
QTY	MNFCTR.	MODEL NO.	NOMINAL SIZE (WxH)		ROW (IN)	RO HT (IN)	DESCRP.	LABEL	FLOOR	LOCATION	GLAZING	EXTR. FINISH	INTR. FINISH	EXTR. CASING	INTR. CASING	SCREEN	GRILLE	HRDWR	NOTES
NORTH (FRONT)																			
1	MARVIN MODERN	MCA	32 X 90	-	x	-	CASEMENT	N2a	2ND	LOFT	LOW-E *	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	PLASTER RETURN	YES	NO	BLK	EGRESS ***
1	MARVIN MODERN	MCA	32 X 42	-	x	-	CASEMENT	N1a	1ST	BATH 2	LOW-E, FROSTED	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	TILE RETURN	YES	NO	BLK	-
SOUTH (REAR)																			
1	MARVIN MODERN	MCAP	36 X 141	-	x	-	PICTURE	S2a	2ND	LOFT	LOW-E	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	NONE	-	NO	BLK	-
1	MARVIN MODERN	MCAP	90 X 141	-	x	-	PICTURE	S2b	2ND	LOFT	LOW-E, TEMPERED **	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	NONE	-	NO	BLK	-
SKYLIGHT																			
1	VELUX	FCM 3446	34 X 46	(INSIDE CURB)	x	(INSIDE CURB)	FIXED CURB-MOUNTED	SKY ^a	-	LOFT CEILING	LOW-E, TEMPERED	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	PLASTER RETURN	-	NO	BLK	-
EXTERIOR DOORS																			
QTY	MNFCTR.	MODEL NO.	NOMINAL FRAME (WxH)		ROW (IN)	RO HT (IN)	DESCRP.	LABEL	FLOOR	LOCATION	GLAZING	EXTR. FINISH	INTR. FINISH	EXTR. CASING	INTR. CASING	SCREEN	GRILLE	HRDWR	NOTES
1	MARVIN MODERN	MMSD-STK (XO)	126 X 143	-	x	-	UNI-DIRECTIONAL STACKED (2 TRACK)	D-S1a	1ST	DEN	LOW-E, TEMPERED	FIBERGLASS, BLK	FIBERGLASS, BLK	NONE	NONE	YES	NO	BLK	XO VIEWED FROM EXTR.
1	TBD	TBD	32 X 72	-	x	-	SOLID SLAB, INSWING	D-W0a	BSMT	BASEMENT ACCESS	NO	FIBERGLASS OR METAL, PTD	FIBERGLASS OR METAL, PTD	1X3 AZEK	1X3 AZEK	NO	-	BRASS	IN EXISTING FOUNDATION
INTERIOR DOORS																			
QTY	MNFCTR.	MODEL NO.	NOMINAL SIZE (WxH)		ROW (IN)	RO HT (IN)	DESCRP.	TYPE	FLOOR	LOCATIONS	GLAZING	EXTR. FINISH	INTR. FINISH	EXTR. CASING	INTR. CASING	SCREEN	GRILLE	HRDWR	NOTES
1	TBD	TBD	36 x 95	-	x	-	FLAT (SLAB), SOLID-CORE	POCKET	1ST	DEN	N/A	PTD WOOD	PTD WOOD	PLASTER RETURN	PLASTER RETURN	N/A	N/A	TBD	2X6 POCKET DOOR KIT W/ RECESSED ALUM. CHANNEL JAMB
1	TBD	TBD	30 x 80	-	x	-	FLAT (SLAB), SOLID-CORE	POCKET	1ST	BATH 2	N/A	PTD WOOD	PTD WOOD	PLASTER RETURN	PLASTER RETURN	N/A	N/A	TBD	2X6 POCKET DOOR KIT W/ RECESSED ALUM. CHANNEL JAMB
1	TBD	TBD	36 X 80	-	x	-	FLAT (SLAB), SOLID-CORE	POCKET	2ND	LOFT	N/A	PTD WOOD	PTD WOOD	PLASTER RETURN	PLASTER RETURN	N/A	N/A	TBD	2X6 POCKET DOOR KIT W/ RECESSED ALUM. CHANNEL JAMB

NOTES:

- * ALL FENESTRATION AND SKYLIGHT GLAZING MEETS OR EXCEEDS INSULATION REQUIREMENTS FOR CLIMATE ZONE 5 (TABLE N1102.1A): CASEMENT WINDOW U-FACTOR = 0.31, GLAZED DOOR U-FACTOR = 0.33, VELUX FIXED SKYLIGHT U-FACTOR = 0.44
- ** ALL SAFETY GLASS TO BE LASER OR ACID ETCHED
- *** EMERGENCY ESCAPE AND RESUCE OPENINGS TO HAVE MIN. NET CLEAR OPENING AREA OF 5.7 SQFT, NET CLEAR HEIGHT NOT LESS THAN 24" & NET CLEAR WIDTH NOT LESS THAN 20"

GENERAL NOTES:
 1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
 2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCRENCIES.

PROJECT NAME/OWNER'S NAME:
 AKARSH & SANDHYA SHEILENDRANATH
 36 Surry Rd, MA 02476
 email: akarshnaidu@gmail.com
 cell: 860-999-4114

ARCHITECT:
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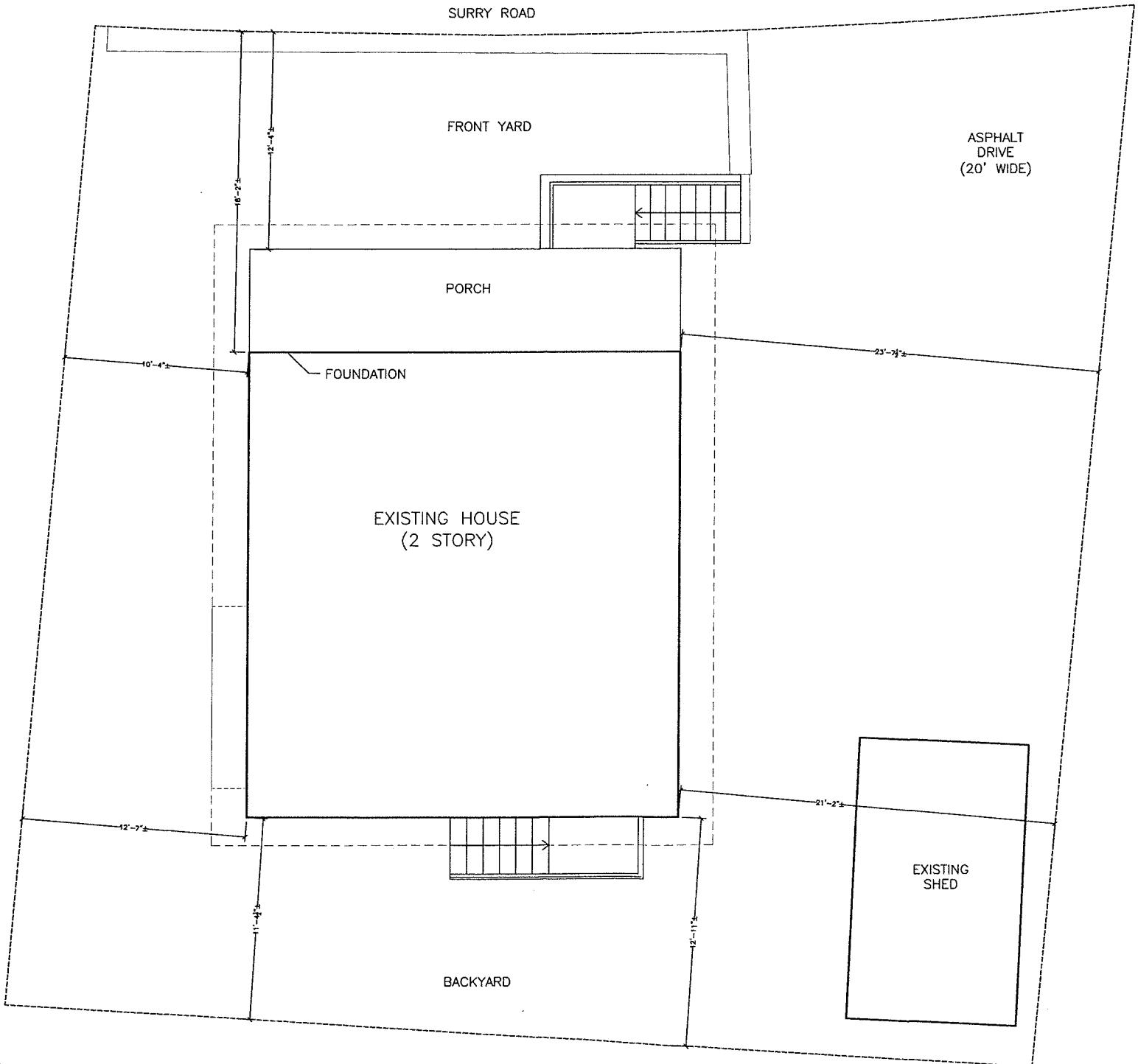
STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date: 11.19.20 | 00

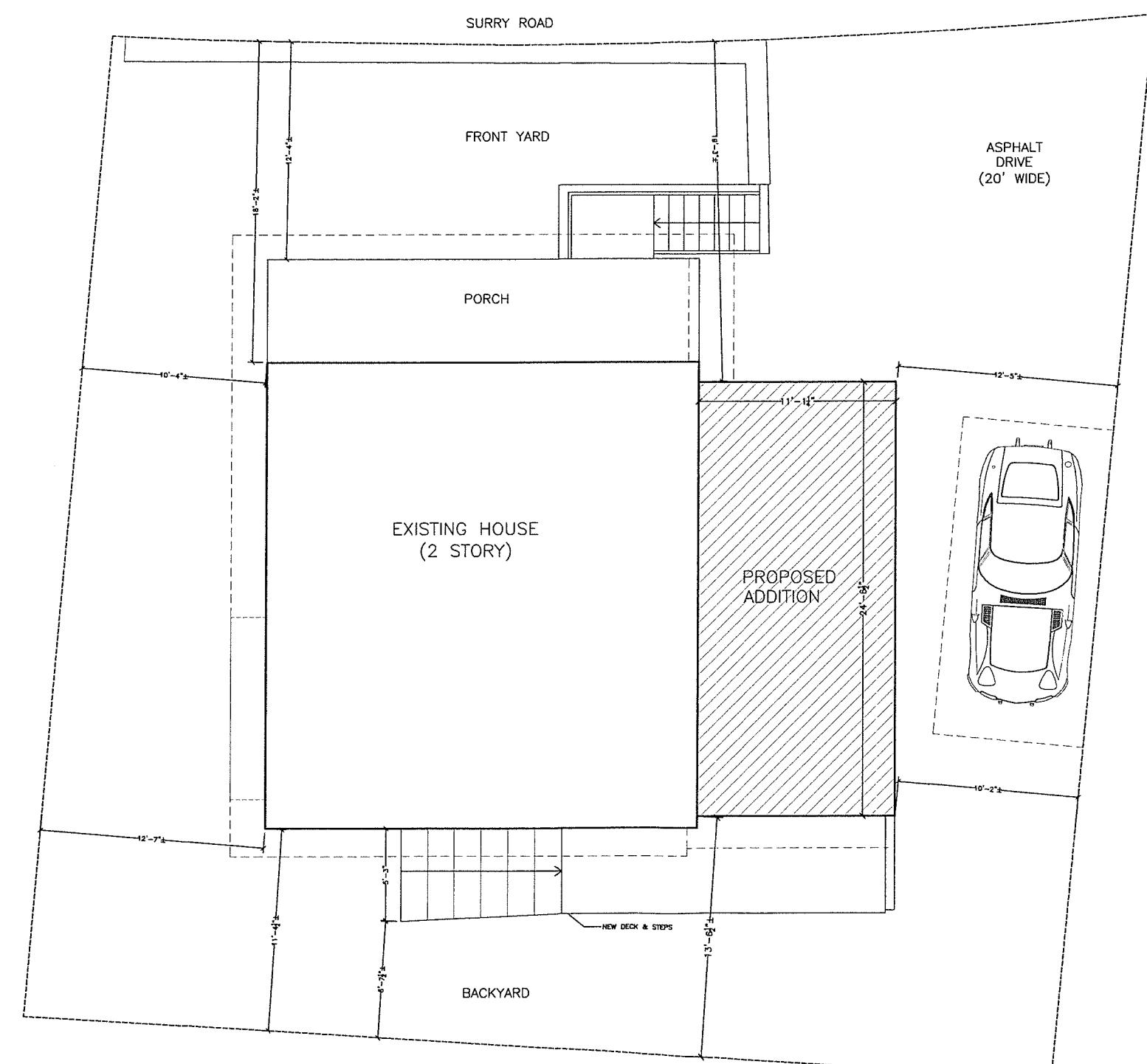
36 SURRY RD
 ARLINGTON, MA, 02476
 I-KANDA ARCHITECTS, LLC
 364 Main Street, Charlestown, MA 02129
 m: 646.228.1040 e: Info@i-kanda.com

drawing title:
**SCHEDULE
WINDOW & DOOR**
 dwg no. A0.01



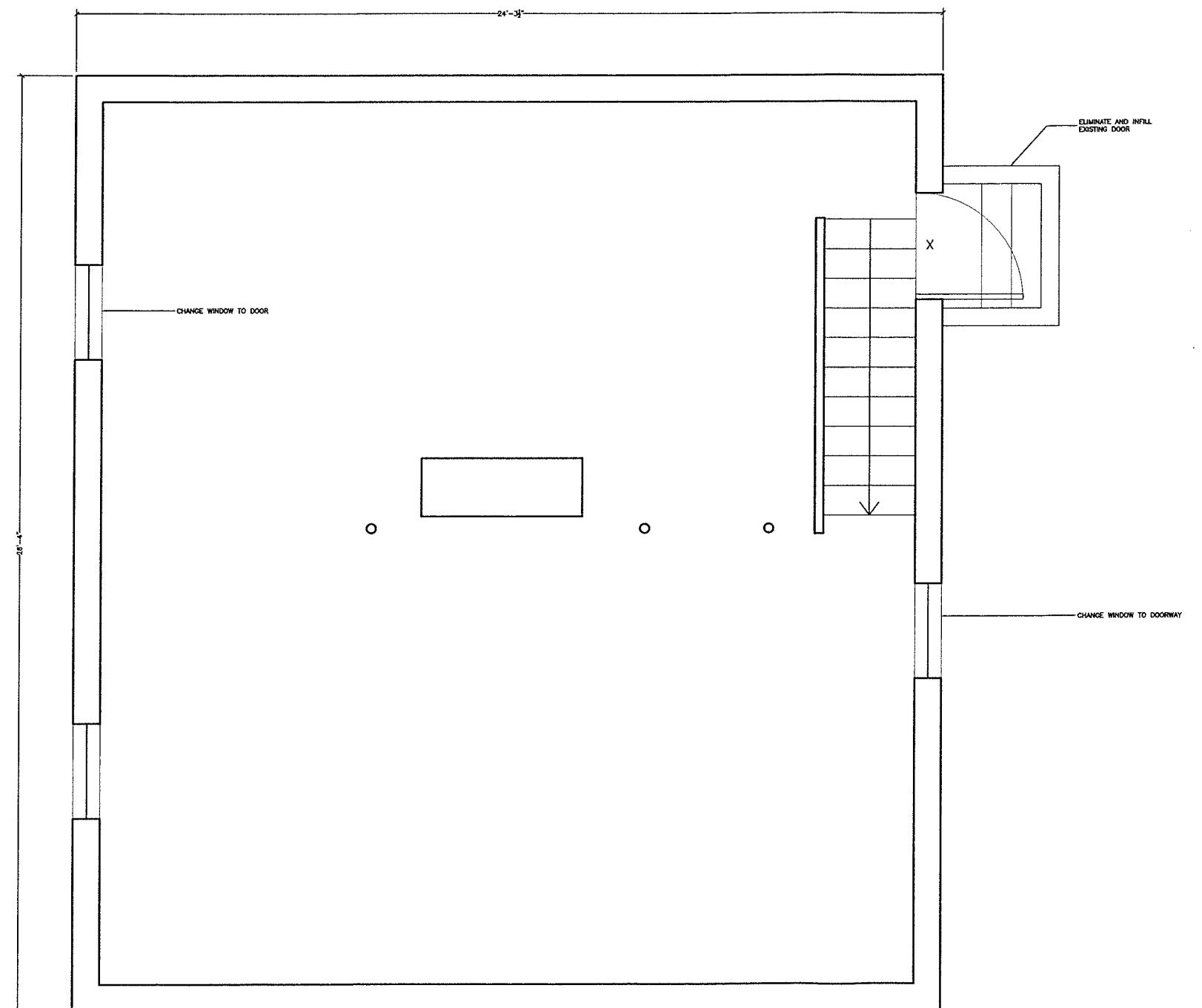
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	email: akarshnaidu@gmail.com cell: 860-999-4114	
ARCHITECT:	I-KANDA ARCHITECTS, LLC Isamu Kanda, Principal	
	50 Terminal St Bldg 2, Unit#429 Charlestown, MA 02129	
	email: info@i-kanda.com cell: 646-228-1040	
STRUCTURAL ENGINEER:		
GENERAL CONTRACTOR:		
date:	11.19.20	00
36 SURRY RD ARLINGTON, MA, 02476		
I-KANDA ARCHITECTS, LLC 364 Main Street, Charlestown, MA, 02128 m: 646.228.1040 e: info@i-kanda.com		
drawing title: SITE PLAN EXISTING		
dwg no.		A1.00

REGISTERED ARCHITECT
ISAMU KANDA
No. 50402
BOSTON
IAA
COMMONWEALTH OF MASSACHUSETTS



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STRUCTURAL ENGINEER:		
GENERAL CONTRACTOR:		
date: 11.19.20 00		
36 SURRY RD ARLINGTON, MA, 02476		
I-KANDA ARCHITECTS, LLC 364 Main Street, Charlestown, MA 02129 m: 646.228.1040 e: info@i-kanda.com		
drawing title: SITE PLAN PROPOSED		
dwg no. A1.01		

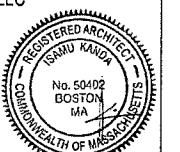




EXISTING PLAN - BASEMENT
SCALE: 1/2" = 1'-0"

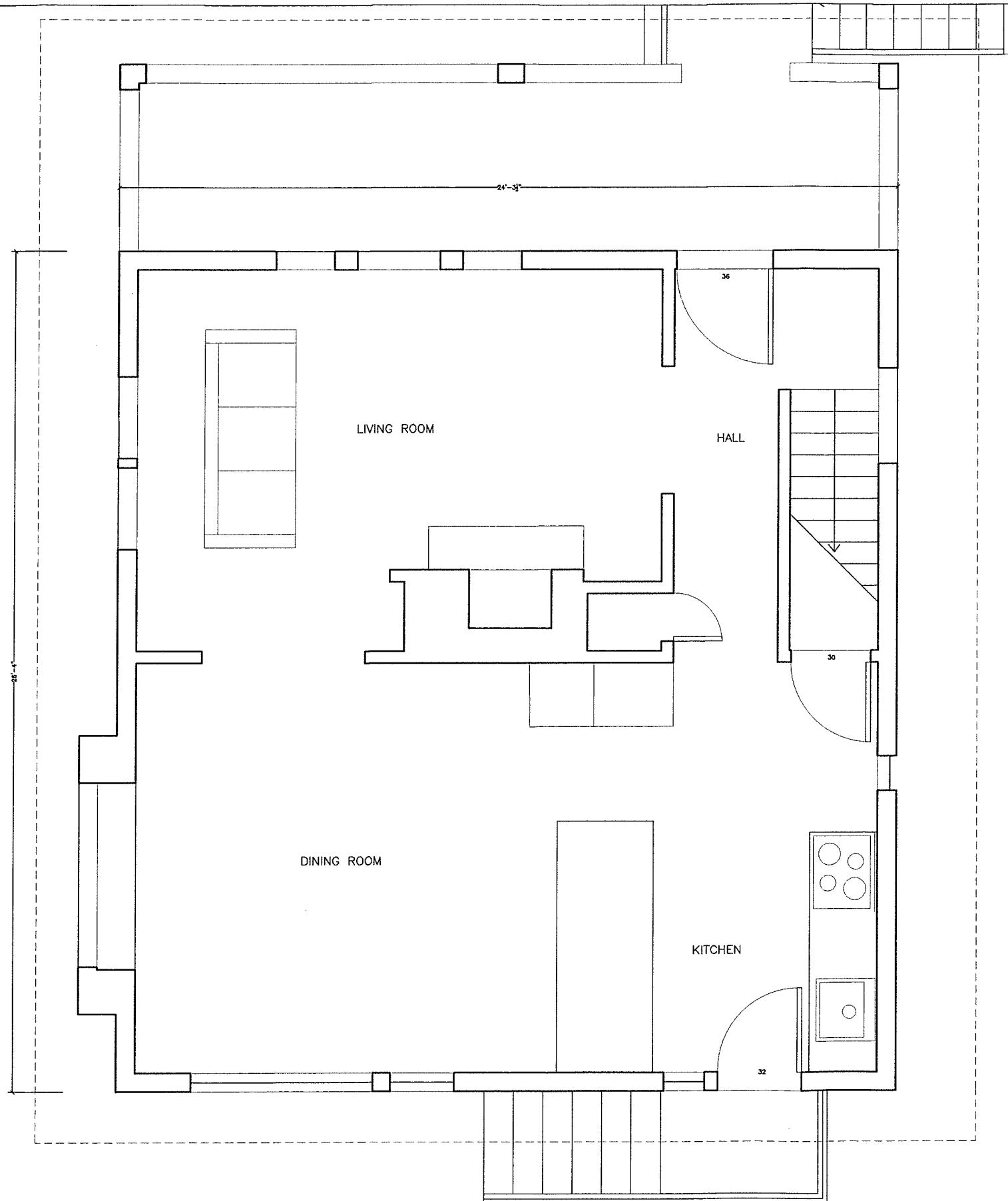
19 of 33

GENERAL NOTES:																																					
<p>1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.</p>																																					
PROJECT NAME/OWNER'S NAME:																																					
<p>AKARSH & SANDHYA SHEILENDRANATH 36 Surry Rd, MA 02476</p> <p>email: akarshnaidu@gmail.com cell: 860-999-4114</p>																																					
ARCHITECT:																																					
<p>I-KANDA ARCHITECTS, LLC Isamu Kanda, Principal</p> <p>50 Terminal St Bldg 2, Unit#429 Charlestown, MA 02129</p> <p>email: info@i-kanda.com cell: 646-228-1040</p>																																					
STRUCTURAL ENGINEER:																																					
GENERAL CONTRACTOR:																																					
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dwg no.:																																					
A2.00																																					



EXISTING PLAN
BASEMENT

dwg no.
A2.00



EXISTING PLAN - FIRST FLOOR

SCALE: 1/2" = 1'-0"

20 of 33

EXISTING PLAN 1ST FLOOR

dwg no. A2.01

date:	11.19.20	00

I-KANDA ARCHITECTS, LLC 364 Main Street, Charlestown, MA 02129 tel: 646.228.1044 e: info@i-kanda.com
drawing title:

PROJECT NAME/OWNER'S NAME:

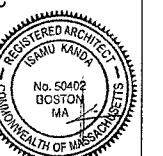
AKARSH & SANDHYA SHEILENDRANATH
36 Surry Rd, MA 02476

email: akarshnaidu@gmail.com
cell: 860-999-4114

ARCHITECT:
I-KANDA ARCHITECTS, LLC
Isamu Kanda, Principal

50 Terminal St
Bldg 2, Unit#429
Charlestown, MA 02129

email: info@i-kanda.com
cell: 646-228-1040



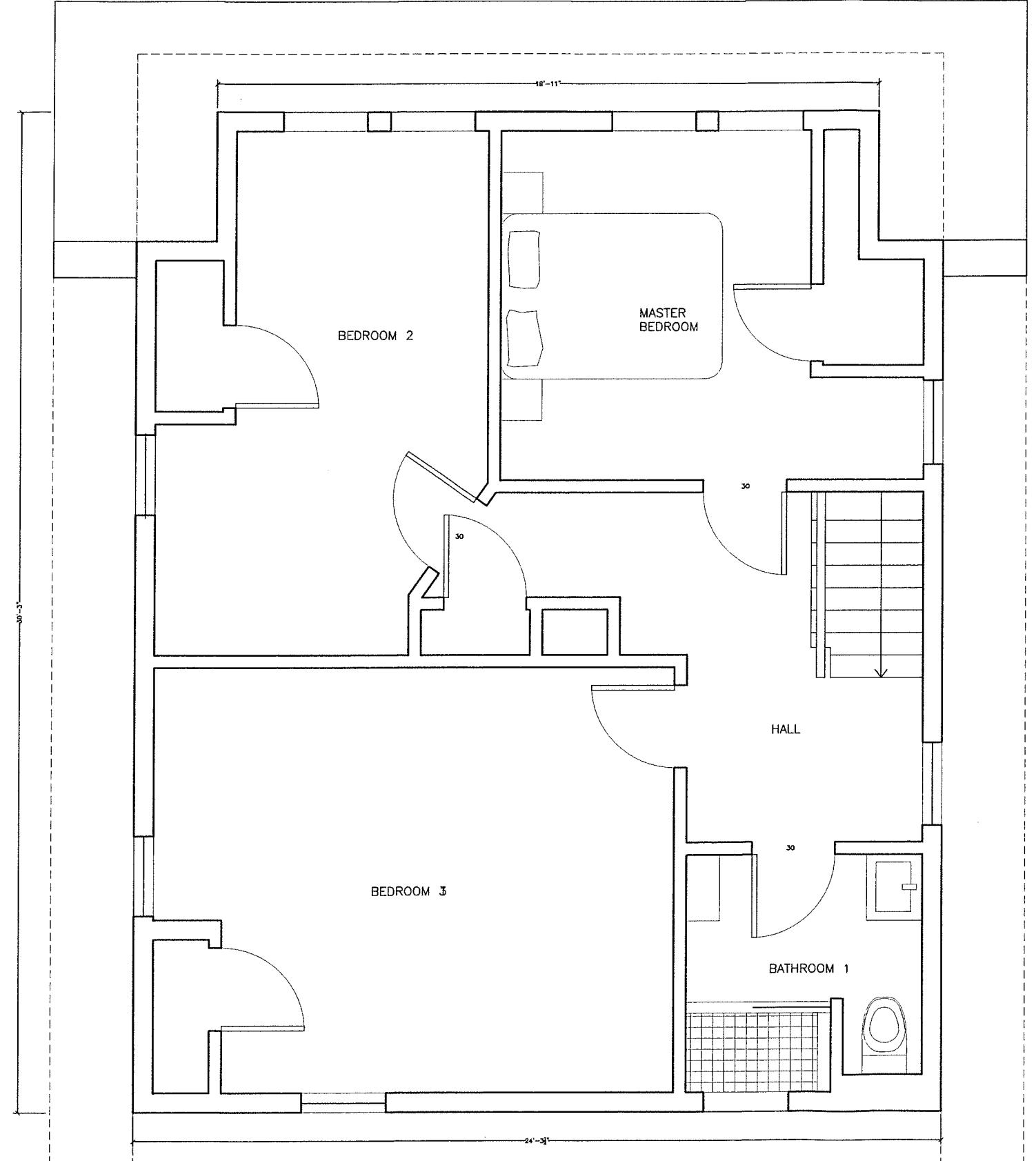
STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

36 SURRY RD
ARLINGTON, MA, 02476

I-KANDA ARCHITECTS, LLC
364 Main Street, Charlestown, MA 02129
tel: 646.228.1044 e: info@i-kanda.com

GENERAL NOTES:
1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.



EXISTING PLAN - SECOND FLOOR

SCALE: 1/2" = 1'-0"

21 of 33

36 SURRY RD
ARLINGTON, MA, 02476

I-KANDA ARCHITECTS, LLC
364 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

**EXISTING PLAN
2ND FLOOR**

dwg no.

A2.02

GENERAL NOTES:

1. THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT.
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PROJECT NAME/OWNER'S NAME:

AKARSH & SANDHYA SHEILENDRANATH
36 Surry Rd, MA 02476
email: akarshnaidu@gmail.com
cell: 860-999-4114

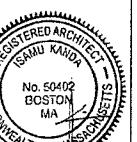
ARCHITECT:

I-KANDA ARCHITECTS, LLC

Isamu Kanda, Principal

50 Terminal St
Bldg 2, Unit#429
Charlestown, MA 02129

email: info@i-kanda.com
cell: 646-228-1040



STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date:	11.19.20	00

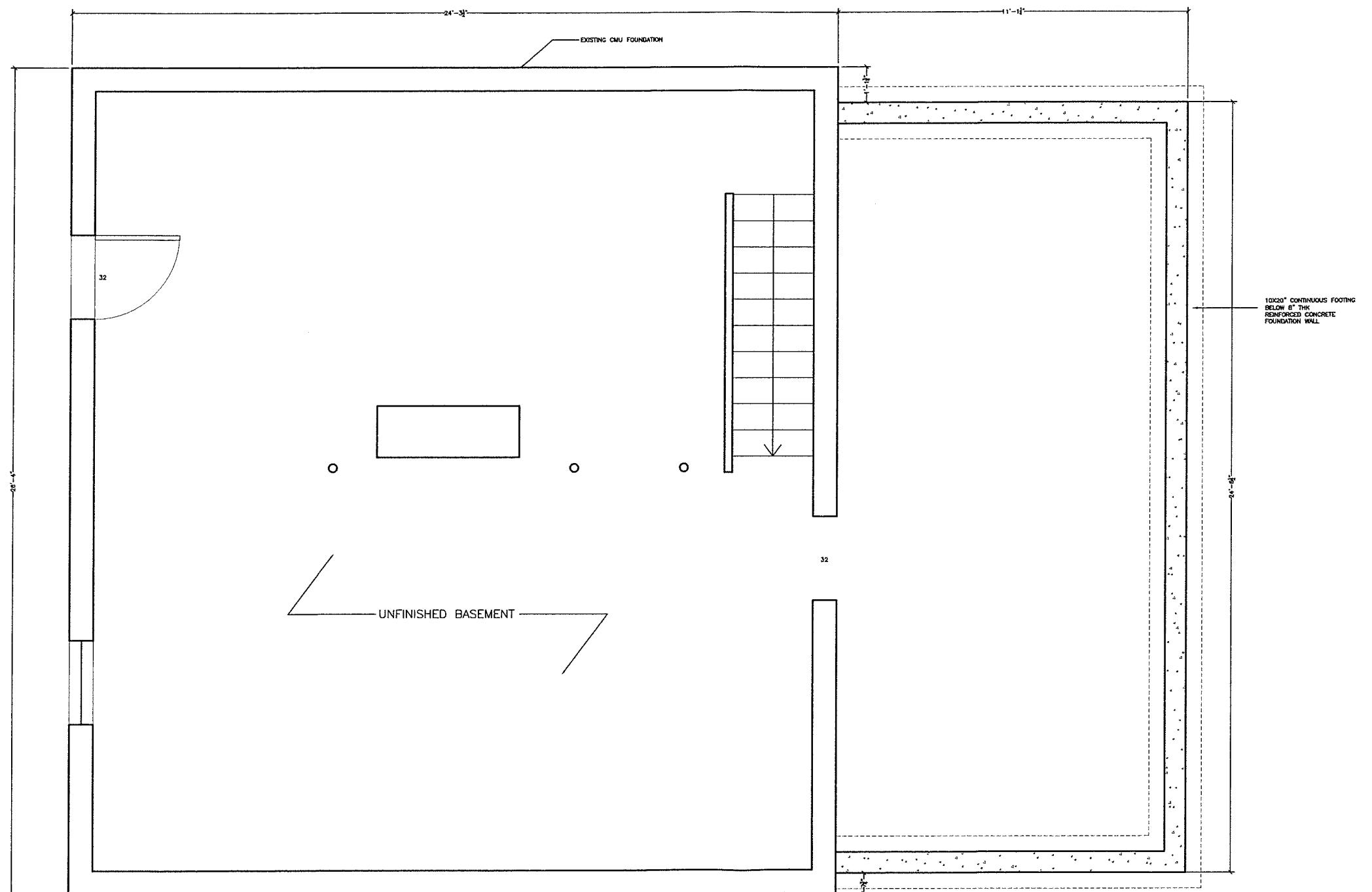
I-KANDA ARCHITECTS, LLC
364 Main Street, Charlestown, MA 02129
m: 646.228.1040 e: info@i-kanda.com

drawing title:

**EXISTING PLAN
2ND FLOOR**

dwg no.

A2.02



NEW PLAN - BASEMENT
SCALE: 1/2" = 1'-0"

22 of 33

GENERAL NOTES:	<ol style="list-style-type: none"> THE CONTRACTOR SHALL ENSURE THE MOST CURRENT DRAWINGS, SPECIFICATIONS, PROJECT MANUAL, ADDENDA, AND OTHER PROJECT INFORMATION IS DISTRIBUTED AND USED AS THE BASIS FOR COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS SHOWN IN THE DRAWINGS AND NOTIFY THE ARCHITECT ON ANY DISCREPANCIES.
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PROJECT NAME/OWNER'S NAME:

AKARSH & SANDHYA SHEILENDRANATH
36 Surry Rd, MA 02476
email: akarshnaidu@gmail.com
cell: 860-999-4114

ARCHITECT:
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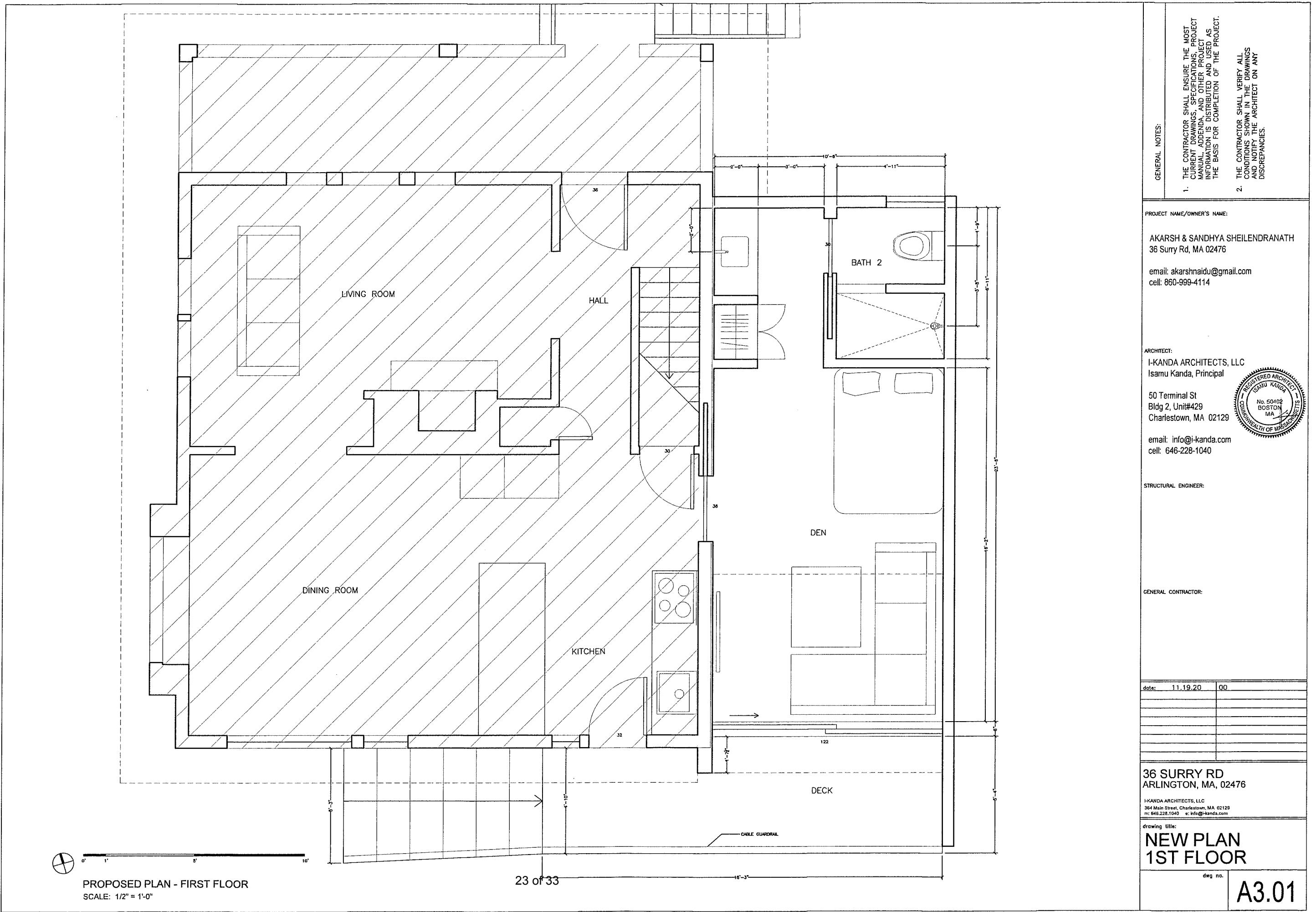
STRUCTURAL ENGINEER:

GENERAL CONTRACTOR:

date:	11.19.20	00

36 SURRY RD
ARLINGTON, MA, 02476
I-KANDA ARCHITECTS, LLC
50 Terminal St, Charlestown, MA 02129
m: 617-228-1040 e: info@i-kanda.com

drawing title:
**NEW PLAN
BASEMENT**
dwg no. A3.00





Town of Arlington, Massachusetts

Docket # 3649: 123 Westminster Avenue

ATTACHMENTS:

Type	File Name	Description
❑ Reference Material	ZBA_Package__123_Westminster_Avenue.pdf	ZBA Package, 123 Westminster Avenue



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Gustavo Pardo** of Arlington, Massachusetts on January 8, 2021 a petition seeking permission to alter his property located at **123 Westminster Avenue - Block Plan 085.0-0005-0001.0** Said petition would require a Variance under **Section 5.4.2 Dimensional and Density Requirements** of the Zoning Bylaw for the Town of Arlington.

Hearing in regard to the said petition will be remotely conducted via "Zoom" **Tuesday evening February 23, 2021, at 7:30 P.M or as soon thereafter as the petitioner may be heard. Please visit the Town of Arlington website for hearing information.**

DOCKET NO 3649

Zoning Board of Appeals
Christian Klein, RA, Chair

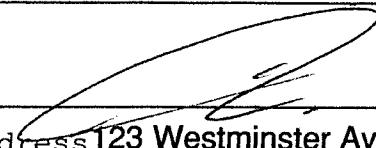
For information contact: **ZBA@town.arlington.ma.us**

REQUEST FOR VARIANCE

TOWN OF ARLINGTON

In the matter of the Application of Gustavo Pardo
to the Zoning Board of Appeals for the Town of Arlington:
Application for a variance is herewith made, in accordance with
Section 10.12 of the Zoning Bylaw for the Town of Arlington,
seeking relief from the following specific provisions of the Zoning
Bylaw, and as described more fully in the attached form, Variance
Criteria:5.4.2. Dimensional and Density Requirements

The Petitioner/Applicant states he/she/they is/are the owner -
occupant of the land in Arlington located at 123 Westminster Ave
with respect to such relief is sought; that no unfavorable action
has been taken by the Zoning Board of Appeals or its predecessors
upon a similar petition regarding this property within the two (2)
years next immediately prior to the filing hereof. The applicant
expressly agrees to full compliance with any and all conditions and
qualifications imposed upon this permission, whether by the Zoning
Bylaw or by the Zoning Board of Appeals, should the same be
granted. The Applicant represents that the grounds for the relief
sought are as follows:Due to the slope of the front yard and extensive retaining rock walls on
a corner lot, we are looking for relief on the set back requirements for a non permanent, greenhouse structure.
The house is a registered historical house in the historical district of Mt. Gilboa. After discussing the plans with
the Historical Commission in an informal hearing, the advisory was to keep the greenhouse structure to the side
of the house to prevent any blocked views of the house. The greenhouse does not have a foundation and is designed
to complement the historic aesthetic of the house, however, the sheer slope of the property, and guidance from the
Historical Commission prohibit the proposed location from meeting the existing setback requirements.

E-Mail gpardoch@gmail.com Signed  Date: 12/08/2020
Telephone 413 687 4441 Address 123 Westminster Ave Arlington MA

Variance Criteria- A variance may only be granted when all of the four criteria are met:

1). Describe the circumstances relating to *the soil conditions, shape or topography which especially affect the land or structure* (s) in question, but which do not affect generally the Zoning District in which the land or structure is located that would substantiate the granting of a variance.

The property is elevated on a steep slope. The front of the property has extensive retaining walls and very limited flat area.

The flat area in the front of the house is compromised by both insufficient distances from the property line and siting in front of the house, which is not permissible by the historic commission.

2). Describe how the literal enforcement of the provisions of the zoning ordinance relating to the circumstances especially affecting the land or structure in question would involve *substantial hardship, financial or otherwise*, to the petitioner.

There are no alternative options to the site for the greenhouse. Topography, retaining walls and the Historic Commission are all critical factors in the site. Collectively, we need to abide by the location advisory of the Commission and the reality of the amount of space on the property that enables a structure on the property. Locating the greenhouse in compliance with zoning will place it in front of the house, which will not be allowed by the Historical Commission.

(Note that 2, hardship, must relate to the circumstances of the lot described in 1. For example a stone outcrop prohibits development consistent with zoning.)

3). Describe how desirable relief may be granted *without substantial detriment to the public good*.

We are building a non-permanent structure that will be blended with the topography and natural landscape. Relief will not compromise or jeopardize the public good in any way.

4). Describe how desirable relief may be granted *without nullifying or substantially derogating from the intent or purpose of the zoning bylaw* of the Town of Arlington.

The setback requirements create consistency for common building practices and protect the integrity of building structures.

This application seeks to comply with the Historic Commission and work within the siting limitations to find the best location in the site for this non-permanent structure.

State law (MGL Ch. 40A) specifies that the ZBA must find that all four criteria are met in order to be authorized to grant a variance. If one of the standards is not met, the ZBA must deny the variance.

TOWN OF ARLINGTON
Dimensional and Parking Information
For application to The Zoning Board of Appeals

1. Property Location: 123 Westminster Aver Arlington MA 02474 Zoning District: R1 Single
2. Present Use/Occupancy: Residential No. of dwelling units (if residential) 1
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 2700 SF
4. Proposed Use/Occupancy: Greenhouse No. of dwelling units (if residential) _____
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 96 SF

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (sq. ft.)	10000	10000	min.
7. Frontage (ft.)	100	100	min.
8. Floor area ratio	.27	.27	max.
9. Lot Coverage (%)	12.8	13.76	max
10. Lot Area per Dwelling Unit (sq. ft.)	10000	NA	min.
11. Front Yard Depth (ft.)	50	13	min. 25
12. Left Side Yard Depth (ft.)	38	NA	min.
13. Right Side Yard Depth (ft.)	25	3	min.
14. Rear Side Yard Depth (ft.)	12	NA	min.
15. Height (stories)	3	1	max.
16. Height (ft.)	32	32	max.
17. Landscaped Open Space (% of GFA) Sq. ft. <u>8174</u>	22.06	21.84	min.
18. Usable Open Space (% of GFA) Sq. ft. <u>8174</u>	22.06	21.84	min.
19. Parking Spaces (number)	2	2	min.
20. Parking area setbacks	NA	NA	min.
21. Loading Spaces (if applicable)	NA	NA	min.
22. Type of construction	Accessory building	greenhouse	

OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address 123 Westminster Ave Arlington MA

Zoning District R1 - Single Family

OPEN SPACE

	EXISTING	PROPOSED
Total lot area	<u>10000</u>	<u>10000</u>
Open Space (Usable)*	<u>8174</u>	<u>8098</u>
Open Space (Landscaped)	<u>8174</u>	<u>8098</u>

*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if : 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

GROSS FLOOR AREA (GFA)

Accessory building	<u>80</u>	<u>176</u>
Basement or cellar (>5' excluding mechanical area)	<u>738</u>	<u>738</u>
1 st Floor	<u>885</u>	<u>885</u>
2 nd Floor	<u>683</u>	<u>683</u>
3 rd Floor	<u>161</u>	<u>161</u>
4 th Floor		
5 th Floor		
Attic (>7'3" in height, excluding elevator, mechanical)		
Parking garages (except as used for accessory Parking garages or off street loading purposes)		
All weather habitable porches and balconies	<u>364</u>	<u>364</u>
Total Gross Floor Area (GFA)	<u>2911</u>	<u>3007</u>

REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA	<u>6993</u>
Proposed Landscaped Open Space Percent of GFA	<u>6993</u>

This worksheet applies to plans dated 12/08/2020 designed by Gustavo Pardo

Reviewed by Inspectional Services _____ Date: _____



TOWN OF ARLINGTON
MT GILBOA/CRESCENT HILL
HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

AT A MEETING OF THE COMMISSION DULY HELD ON:

Date: December 17, 2020

IT WAS VOTED TO GRANT THIS CERTIFICATE OF APPROPRIATENESS (20-65M) TO:

Name: Gustavo Pardo and Christina Halfpenny
Address: 123 Westminster Ave., Arlington, MA 02474 (413) 687-4441

WITH RESPECT TO THE PROPERTY LOCATED IN SAID DISTRICT AT

Address: 123 Westminster Ave., Arlington MA

FOR THE FOLLOWING WORK ONLY, WHICH HAS BEEN DEEMED NOT TO HAVE AN INCONGRUOUS EFFECT ON THE HISTORIC ASPECTS OR ARCHITECTURAL CHARACTER OF THE BUILDING OR DISTRICT.

AS DESCRIBED IN APPLICATION AND DRAWINGS AS PRESENTED AND DISCUSSED AT MEETING OF 12/17/20 INSTALLATION OF A WOOD FRAMED GREENHOUSE. THE COMMISSION NOTE THAT THIS APPROVAL IS CONTINGENT ON SITE SPECIFIC ELEMENTS AND DOES NOT SET A GENERAL PRECEDENT FOR THE DISTRICTS.

NOTE: All work shall be carried out strictly as illustrated and specified in the application hereto and as may have been modified by the Commission. The term "match" if used herein means the exact replication in material, dimension, configuration, spacing, pattern, texture, finish and (where appropriate) color. Any additional work outside the scope of this certificate, or material deviation therefrom, may NOT be initiated without a new certificate or modification of this certificate by the Commission.

The Project Monitor for this certificate is **Beth Melofchik; (617) 331-8728; Email:**

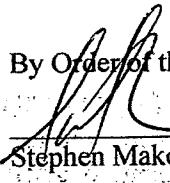
Tankmadel@yahoo.com

Any further modifications of design or construction documents must be consistent with this certificate. Such documents shall be submitted to, and all work is subject to final acceptance by, the Project Monitor. Said Monitor may approve substitutions or modifications arising from unforeseen circumstances only to the extent they do not deviate from the intent of this certificate. Such approvals shall in no way relieve the applicant from other appropriate regulations or necessary permits and shall not be construed as professional advice in any form. The Commission reserves the right to report all significant deviations from this certificate to the Director of Home Improvement Contractor Registration.

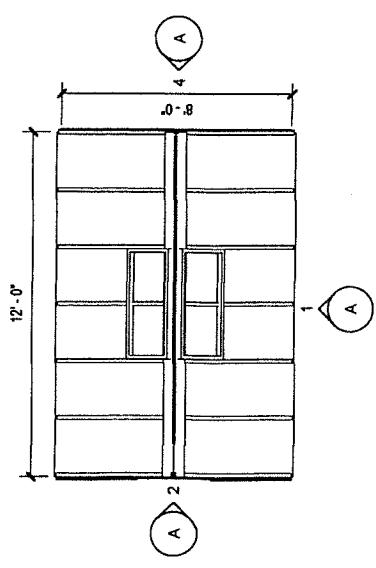
This certificate is granted with the conditions that, unless noted, the work shall be completed within one year from the date of this certificate and that it shall be incorporated into any agreements between the applicant and his contractors. Although the Building Permit may be general in nature, it does not override the particularity of this Certificate which is to be considered incorporated into the Permit whether or not a copy of it is actually attached thereto.

By Order of the Commission:

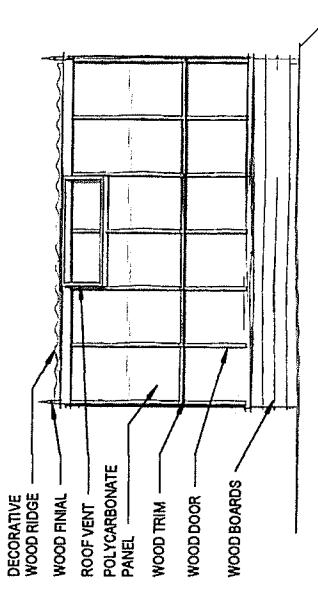
Dated 12/11/20


Stephen Makowka, Chair

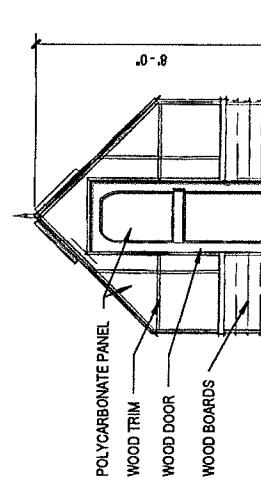
Applicant Building Insp. Orig./Exec. Sec. Monitor Town Clerk Chair File



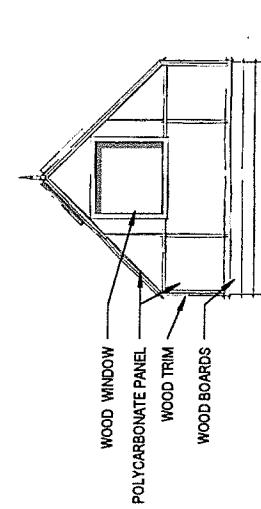
Plan



Elevation 2



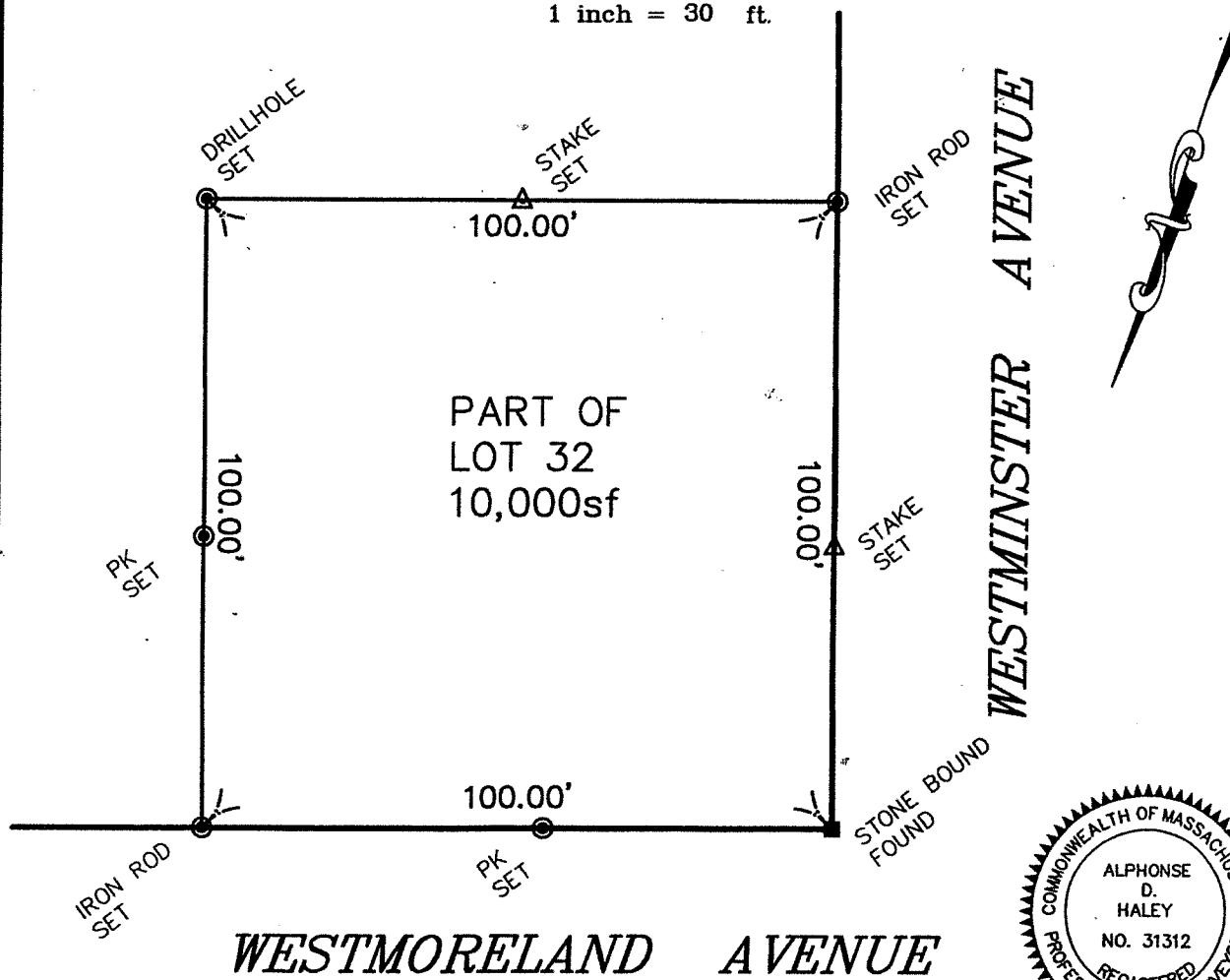
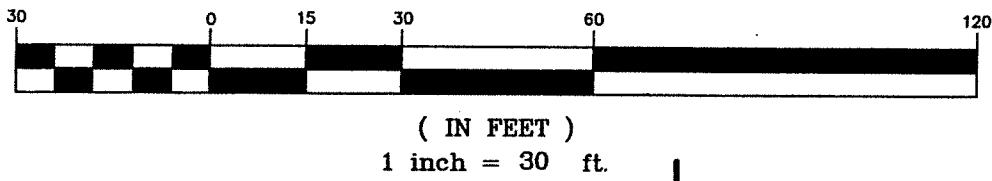
Elevation 3



Elevation 1

NO. 123 WESTMINSTER AVENUE
 PLAN OF LAND
 IN
ARLINGTON, MASS.
 MIDDLESEX SURVEY INC. LAND SURVEYORS
 131 PARK STREET NORTH READING, MA. 01864
 SCALE: 1" = 30' DATE: DEC. 15, 1999

GRAPHIC SCALE



Note:

This plan was not prepared for recording. it is the result of a retracement survey and illustrates the type of monument set at the property corners.
 No other use of this plan is authorized.



ARLINGTON, MA

MIDDLESEX SURVEY INC. LAND SURVEYORS

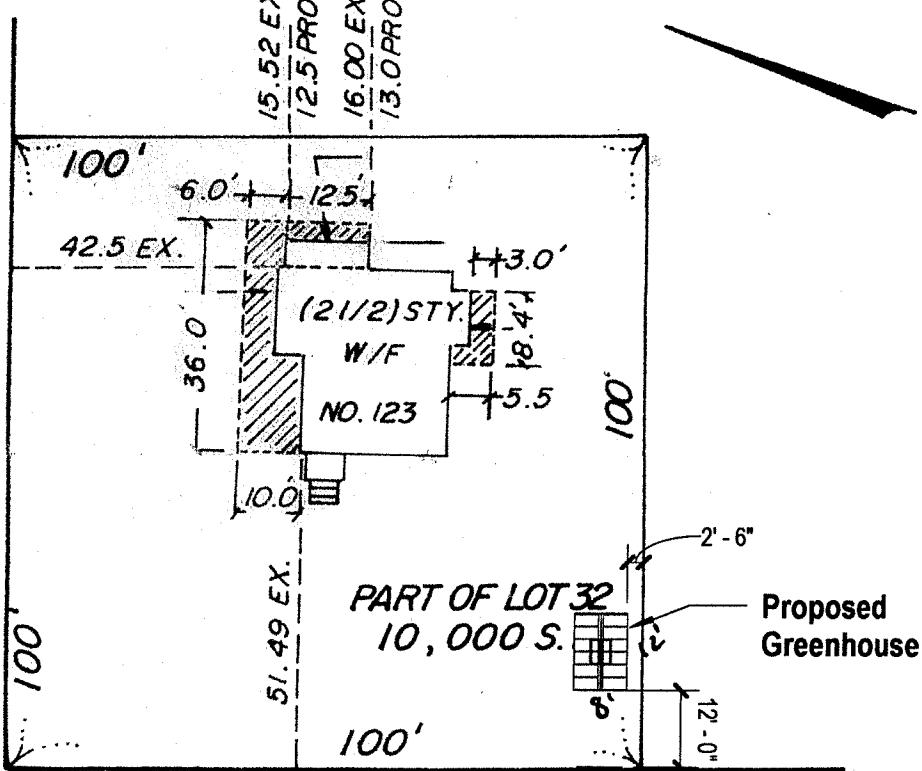
131 PARK STREET NORTH READING, MA 01864

Scale: 1" = 30' Date: March 16, 1997

Graphic Scale



WESTMORELAND AVE.



WESTMINSTER AVE.

I CERTIFY THAT THE EXISTING DWELLING IS
LOCATED AS SHOWN.
DATE: 3/16/97

[Handwritten signature]
Registered Land Surveyor

